



## **MINUTES KEIZER CITY COUNCIL**

**Monday, June 16, 2025  
Robert L. Simon Council Chambers  
930 Chemawa Road NE  
Keizer, Oregon**

### **CALL TO ORDER**

Mayor Clark called the meeting to order at 6:01 p.m.

### **ROLL CALL**

Roll call was taken as follows:

#### **Present:**

Cathy Clark, Mayor  
Shaney Starr, Council President  
Soraida Cross, Council Vice  
President  
Kyle Juran, Councilor  
Daniel Kohler, Councilor  
Marlene Parsons, Councilor  
Lore Christopher, Councilor

#### **Staff:**

Adam Brown, City Manager  
Tim Wood, Assistant City Manager  
Shane Witham, Planning Director  
Joseph Lindsay, City Attorney  
Andrew Copeland, Police Chief  
Garrett Klever, Human Resources  
Director  
Melissa Bisset, City Recorder

### **FLAG SALUTE**

Mayor Clark led the pledge of allegiance.

### **SPECIAL ORDERS OF BUSINESS**

#### **a. PROCLAMATION - Juneteenth**

Julie Ray Joy, Community Advocate and Founder of Black Joy Oregon, shared the meaning of Juneteenth and her feelings about political alignment.

Mayor Clark read the Proclamation recognizing June 19th as Juneteenth.

### **COMMITTEE REPORTS**

Jessica Blakely, Salem Housing Authority, shared that they also serve the City of Keizer. She explained that they are disposing of some of their housing units in Keizer and if approved by Department of Housing and Urban Development (HUD), would be selling many homes to Habitat for Humanity, and then they will make them affordable housing. She explained the various proposed affordable housing programs and that there would be a public hearing in July on the

matter.

Bob Shackelford, member of the Parks and Recreation Advisory Board, shared highlights from the recent meeting.

**a. Volunteer Coordinating Committee Recommendation for an Appointment - Traffic Safety, Bikeways, and Pedestrian Committee Youth Liaison**

City Recorder Melissa Bisset summarized the staff report.

Council President Starr moved the City Council accept the recommendation of the Volunteer Coordinating Committee and appoint Lazlo Montoya Mendoza to the Youth Liaison Position of the Traffic Safety, Bikeways, and Pedestrian Committee for school year term of 2025/2026. Councilor Kohler seconded. Motion passed unanimously as follows:

AYES: Clark, Cross, Kohler, Starr, Juran, Christopher, and Parsons (7)

NAYS: None (0)

ABSTENTIONS: None (0)

ABSENT: None (0)

## **PUBLIC COMMENTS**

Mayor Clark acknowledged the written public comment for the record.

Liam Stitt, Keizer, Youth Liaison for Keizer Parks and Recreation Advisory Board, asked about painting of the Big Toy and if youth could participate. It was noted that they could.

Ruth Ann Fry, Keizer, commented on the lights at Keizer Rapids Park. She appreciated the recommendation of the Parks and Recreation Advisory Board.

Rhonda Rich, Keizer, President of West Keizer Neighborhood Association, shared the history of the lighting at Keizer Rapids Park Turf Field and related votes from the Parks and Recreation Advisory Board and neighborhood input on the matter.

Councilor Christopher expressed concern about the lateness of the lighting and events at Keizer Rapids Park.

Ellen Marsh, Keizer, liked that lights were off by 9:30 p.m. They were trying to work with the parks. She would like it to continue as is with the exception of Memorial Day to Labor Day.

Tammy Kunz, Keizer, Greater Northeast Keizer Neighborhood Association, expressed concern about the noise at Keizer Rapids Park.

## **CONSENT CALENDAR**

Councilor President Starr moved that the Keizer City Council approve the Consent Calendar. Councilor Kohler seconded. Motion passed unanimously as follows:

AYES: Clark, Starr, Cross, Kohler, Juran, Christopher, and Parsons (7)

NAYS: None (0)

ABSTENTIONS: None (0)

ABSENT: None (0)

**a. Event Center Fee Waiver Request - Latino Business Alliance - 2025 Expo Negocio**

**b. Approval of June 2, 2025 Regular Session Minutes**

**PUBLIC HEARINGS**

**a. Text Amendment Case 2025-06: Amending Keizer Code Appendix A - Development Code Section 2.110 - Commercial Mixed Use (related to auto-oriented uses)**

*Mayor Clark opened the Public Hearing.*

Planning Director Shane Witham summarized the staff report. There was discussion about the process of the land being developed, conditional uses, and any potential Master Plan amendments. Mr. Witham explained the current prohibited uses and a history of the area. He noted that the amendment would be all of the commercial mixed-use zoned property in Area B.

There was discussion about the current sale options, and the distinctions between prohibited and conditional uses, and the potential impact. Traffic congestion was discussed and there was a question about managing traffic in the area, the previous traffic impact analysis, and traffic studies. It was noted that a traffic study would have to be done, and the analysis would be reviewed by the City's engineer.

Concern about the impact of traffic and noise in the area were expressed.

Written public comments were acknowledged for the record from the following persons:

- Nigel Hearne - opposed
- Jacque Moir - opposed
- Majorie Okawa-Sykes - opposed
- Kimberle O'Kelley - opposed
- Daniel M. Potter - opposed
- Debbie Schollmeyer - opposed
- Shawn Schollmeyer - opposed

Tasha Rash, Keizer, expressed her concern about the proposed amendments. She felt that it would bring an increase in vehicular activity in the area. She was concerned about a gas station in the area and commented on the impact on pedestrian activity. She felt that it could negatively impact property values, quality of life, and neighborhood safety and the environment. She was in favor of a drive-thru.

Britany Randall, BRAND Land Use, spoke in favor of the text amendments. She commented on Area B and commented on the complexity of the development. She felt that the vacant land in such a high-profile location represented a missed opportunity and that the underutilized areas could detract from the vitality of Keizer Station plan.

AJ Nash, Real Estate Advisor, commented about the anomaly of In-N-Out Burger. He commented on peak hours and traffic impact now and in the future.

Craig Gilmore, Keizer, Greater Gubser Neighborhood Association, commented on the changes in Keizer Station. He expressed concern about traffic. He stated that it goes against the Master Plan. He noted that there were 17 fast food restaurants in the area. He felt there would be an increase in the traffic if there were to be a gas station.

There was clarification by City Attorney Joseph Lindsay related to a potential quasi-judicial decision. During a quasi-judicial process, the Council would need to disclose that this information was already presented to the Council for the purposes of creating a record to show the deliberative process. Mayor Clark noted that this meeting would need to be referenced for anything related to this project.

Suzanne Byers, Keizer, stated that she lives right behind the area, and she was concerned about traffic, noise and light pollution. She spoke against the development and felt there should be a park.

Mr. Witham explained the history of Area B and the Zoning in the area.

Debbie Schollmeyer, Keizer, expressed her opposition.

There was discussion about Ballot Measure 24-314, at the March 8, 2011, special election, related to building size in Keizer Station.

There were comments about a small one-acre area at the end of Dennis Ray Avenue.

Nadine Stoltz, Keizer, expressed concern with Area B and recommended that the Council make no change to the current code. She stated that she would not have bought her property had she known there was a chance of a gas station being on the corner. She asked that a gas station not be allowed. She commented that there were three gas stations in the area. She stated that she and her neighbors were concerned about traffic congestion and gas tanks near where she lives, quality of life, light pollution, smells, noise concerns, sound pollution, underground storage tanks and the potential for gas tanks to leak.

Randy Stoltz, Keizer, shared that he could see a gas station in the area from his front yard. He was not in favor of changing the current code. He did not see the need for a gas station. He commented on the magnitude of traffic that could come with Raising Canes. He spoke to his neighbors, and they were surprised and felt it would back up the traffic. He expressed concern about traffic, congestion, noise and the potential impact on the value of his home. He felt the change would impact the quality of life. He asked if there would be a barrier wall and asked about where the traffic would exit.

Jan Sykes, Keizer, stated that a gas station would be in the backyard. She stated that it would be devastating to her if there were a gas station. She believed that her bedroom would be lit up with a gas station. She felt her quality of life would be diminished. She expressed concern about gas tanks and the well water that she drinks. She did not want gas in her backyard. She felt that the value of her home would decrease and expressed her concern about the impact of traffic.

Robert Vann, Development manager for Raising Canes, felt it was a good opportunity for the community. He stated that they would abide by all the rules and regulations of the City, and they were happy to abide by any stipulations. He stated that they like the neighborhood and the community.

There was a recess beginning at 8:00 p.m. The meeting resumed at 8:09 p.m.

Kim Pegles, Keizer, expressed concern for the safety of the students who were walking on McLeod. She noted the congestion on McLeod. She asked the Council to protect the children. She commented on a ten-minute video of the students walking on McLeod. She expressed concern about sex trafficking near a gas station. She felt that a traffic study needed to take place when school was in session.

Patti Tischer, Keizer, President of Greater Gubser Neighborhood Association. She shared that she was not opposed to a drive-thru, but she was opposed to a gas station. She commented on traffic congestion in the area. She noted that there were many walking children and felt that the change would not be positive. She hoped that the Council would consider the issues that had been brought forward.

*With no further testimony, Mayor Clark closed the Public Hearing.*

Councilor Juran proposed a 150-foot setback from the property lines, not allowing a gas station or a drive-thru. He noted that it would pretty much eliminate Area B, but the area by the transit center was 200 feet away. He commented that it would provide a buffer. He proposed the same thing for Area C. It was noted that there would be no room for a gas station in the area.

Mayor Clark commented on the development of Keizer Station that the expectation was commercial, mixed use, vertical and something that would be an extension of the neighborhoods transitioning into commercial area.

There was a question about whether 150 feet was enough. Staff would work on language to bring back to Council that would meet their intent. Mr. Lindsay remarked about the Council considering if they wanted to specify that the buffer would be for residential zoning. There were comments about potentially doing the same thing in Area C. Mr. Witham noted that it would be a separate Text Amendment process.

City Manager Adam Brown asked about splitting Area B and allow special conditions on the East side Keizer Station Boulevard or simply deny the special use request.

There was a question about whether there were other areas in Keizer Station that were available for a filling station. Mr. Witham noted that Area C may have a portion that could be used for a filling station, but it would have some limitations.

Councilor Juran moved the City Council direct staff to prepare an ordinance for adoption of proposed text amendments along with other identified changes necessary for consistency with the Keizer Development Code with the allowance for conditional use for Area B mixed use zone for auto-oriented drive thru only with either a 150 foot buffer or whatever would delineate our intention

to not allow it up against the residential zone property line. Councilor Kohler seconded. Motion passed unanimously as follows upon first reading:

AYES: Clark, Cross, Kohler, Starr, Juran, Christopher, and Parsons (7)

NAYS: None (0)

ABSTENTIONS: None (0)

ABSENT: None (0)

**b. Text Amendment Case 2025-05: Keizer Code Appendix A (multiple sections) - amending parking regulations to eliminate minimum parking requirements**

*Mayor Clark opened the Public Hearing.*

Planning Director Shane Witham summarized the staff report. Discussion ensued regarding the State mandate.

*With no further testimony, Mayor Clark closed the Public Hearing.*

Council President Starr moved the City Council direct staff to prepare an ordinance for adoption of proposed text amendments along with any other identified changes necessary for consistency with the Keizer Development Code. Councilor Kohler seconded. Motion passed unanimously as follows upon first reading:

AYES: Clark, Cross, Kohler, Starr, Juran, Christopher, and Parsons (7)

NAYS: None (0)

ABSTENTIONS: None (0)

ABSENT: None (0)

**c. RESOLUTION - Authorizing City Manager to Sign Purchase and Sale Agreement with Terra Firma Property Development LLC**

*Mayor Clark opened the Public Hearing.*

City Attorney Joseph Lindsay summarized the staff report. It was noted that there was an out for the developer in case they were not able to use the land the way that has already been master planned.

*With no further testimony, Mayor Clark closed the Public Hearing.*

Council President Starr moved to adopt Resolution R2025- Authorizing City Manager to Sign Purchase and Sale Agreement with Terra Firma Property Development LLC. Councilor Kohler seconded. Motion passed as follows:

AYES: Clark, Cross, Starr, Juran, Christopher, and Parsons (6)

NAYS: Kohler (1)

ABSTENTIONS: None (0)

ABSENT: None (0)

Council President Starr moved to extend the meeting through completion of Item 9.a. Councilor Kohler seconded.

Councilor Christopher asked for a friendly amendment to not go past 9:15 p.m. The mover did not accept the friendly amendment.

Motion passed as follows:

AYES: Clark, Starr, Juran, Kohler, and Parsons (5)

NAYS: Cross and Christopher (2)

ABSTENTIONS: None (0)

ABSENT: None (0)

**d. RESOLUTION - Certification of Lighting District Assessments**

*Mayor Clark opened the Public Hearing.*

Assistant City Manager Tim Wood summarized the staff report.

*With no further testimony, Mayor Clark closed the Public Hearing.*

Council President Starr moved to adopt Resolution R2025- Certification of Lighting District Assessments. Councilor Kohler seconded. Motion passed unanimously as follows:

AYES: Clark, Cross, Kohler, Starr, Juran, Christopher, and Parsons (7)

NAYS: None (0)

ABSTENTIONS: None (0)

ABSENT: None (0)

**ADMINISTRATIVE ACTION**

**a. ORDINANCE - Relating to Park Regulations; Amending Keizer Code Sections 28-23 and 28-43**

City Manager Brown reviewed the field reservation requirements. Councilor Cross expressed concern about charging fees. There was a suggestion to have the Parks and Recreation Advisory Board review the item more thoroughly because there was concern that they didn't have all the information when they made their recommendation.

Rebecca Finneran, Keizer Community Fields, requested to extend the hours. The park was being utilized until 10 p.m., and she proposed leaving the park open because of the daylight and an opportunity to make more money. She commented that she was not aware that there was a noise issue. She felt that there was not a need to go until 10:30 p.m.

There was a suggestion that there be a representative from Keizer Community Fields at the Parks and Recreation Advisory Board as well as the West Keizer Neighborhood Association.

Staff would work with Keizer Community Fields and the Parks and Recreation Advisory Board and bring back a recommendation.

**b. ORDINANCE - Relating to Fire Code; Amending Keizer Code Chapter 8  
RESOLUTION - Repealing Resolution No. R98-1008 and Resolution R2004-1538 Relating to Fire Code**

This item was moved to the next City Council meeting.

**c. RESOLUTION - Council Determination Regarding Adoption of Personnel Policies; Repeal of Resolution R2024-3439**

This item was moved to the next City Council meeting.

## **OTHER BUSINESS**

There was no other business.

## **STAFF UPDATES**

There were no Staff updates.

## **COUNCIL MEMBER REPORTS**

There were no Council Member Reports.

## **AGENDA INPUT**

There was no Agenda input.

## **ADJOURNMENT**

Mayor Clark adjourned the meeting at 9:17 p.m.

MAYOR:

APPROVED:

---

Cathy Clark

---

Dawn Wilson, Deputy City Recorder

Minutes approved: \_\_\_\_\_

*“Agenda Management Services are being supported, in whole or in part, by federal award number 21.019 awarded to City of Keizer by the U.S. Department of the Treasury.”*